



City of El Paso – City Plan Commission Staff Report **(Postponement Request for Two Weeks)**

Case No: PZRZ13-00021
Application Type: Rezoning
CPC Hearing Date: June 13, 2013
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: 125-127 Glenwood Drive
Legal Description: Lot 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas
Acreage: 2 acres
Rep District: 3
Zoning: A-2/sp (Apartment/special permit) and R-4 (Residential)
Existing Use: Single-family and Two-family dwellings
Request: From A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family and Commercial
Property Owner: 125 Glenwood, LLC
Representative: Sergio Castillo, SER Group, LLC

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) Single-family/ A-2 (Apartments)/Multi-family dwellings
South: C-4 (Commercial)/Retail/Automotive Repair
East: R-4 (Residential)/Single-family dwellings/A-2/sc (Apartment/special contract)
West: C-4/sp (Commercial/special permit)/High volume Retail

Plan for El Paso Designation: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)
Nearest Park: San Juan Placita Park (2873 Feet)
Nearest School: Cooley Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2013. The Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting 1two-family dwelling unit and 1 single-family dwelling unit, and a mix of office, restaurant and retail commercial use. A summary of the Master Zoning Plan is attached (attachment 4, pg. 6). The proposed access is from Glenwood Street. The proposed development incorporates smart growth principles and supports many of the R-MU (Residential Mixed Use) district guidelines.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose, principles and guidelines of the R-MU district, and furthers the City

Council direction to promote smart growth.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-MU (Residential Mixed Use) District is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning Division –Transportation

Transportation objects to the proposed rezoning request as Glenwood Street is a substandard local residential street. There are several uses that generate substantial amounts of traffic and based on the current condition of Glenwood and the adjacent residential development, a Traffic Impact Analysis is required for this project.

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

Pending comments

Fire Department

At this time the fire dept. has no objections to the re-zoning case as presented. FYI, Please bear in mind that once a detailed site plan is submitted that the applicant will need to meet all requirements set forth under the Subdivision Code as per the fire dept. generalized comments.

El Paso Water Utilities (EPWU)

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Glenwood Street that is available for service. The alignment of the water main varies between the southeast and northeast property lines. The Owner/Developer is responsible for any necessary main extension cost.

3. There is an existing 8-inch diameter water main extending along a 25-foot PSB easement parallel to the western property line. Said main is available for service and is located approximately 5-ft west from the western property line.

4. Previous water pressure from fire hydrant #1099 located approximately 375-ft north of Alameda Avenue has yield a static pressure of 96 (psi), a residual pressure of 88 (psi), and a discharge of 931 gallons per minute.

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure

regulating device.

6. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 125 Glenwood Street.

7. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 127 Glenwood Street.

Sanitary Sewer:

8. There is an existing 12-inch diameter sanitary sewer main extending along Glenwood Drive that is available for service, the sewer main is located approximately 3-ft west from the center line of the right-of-way. The Owner/Developer is responsible for any necessary main extension cost.

9. There is an existing 12-inch diameter sanitary sewer main extending along a 25-foot PSB easement parallel to the western property line. Said main dead-end approximately 70-ft north of Alameda Avenue.

General:

10. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Pending comments

Police Department

The El Paso Police Department has no issues with this item as presented.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

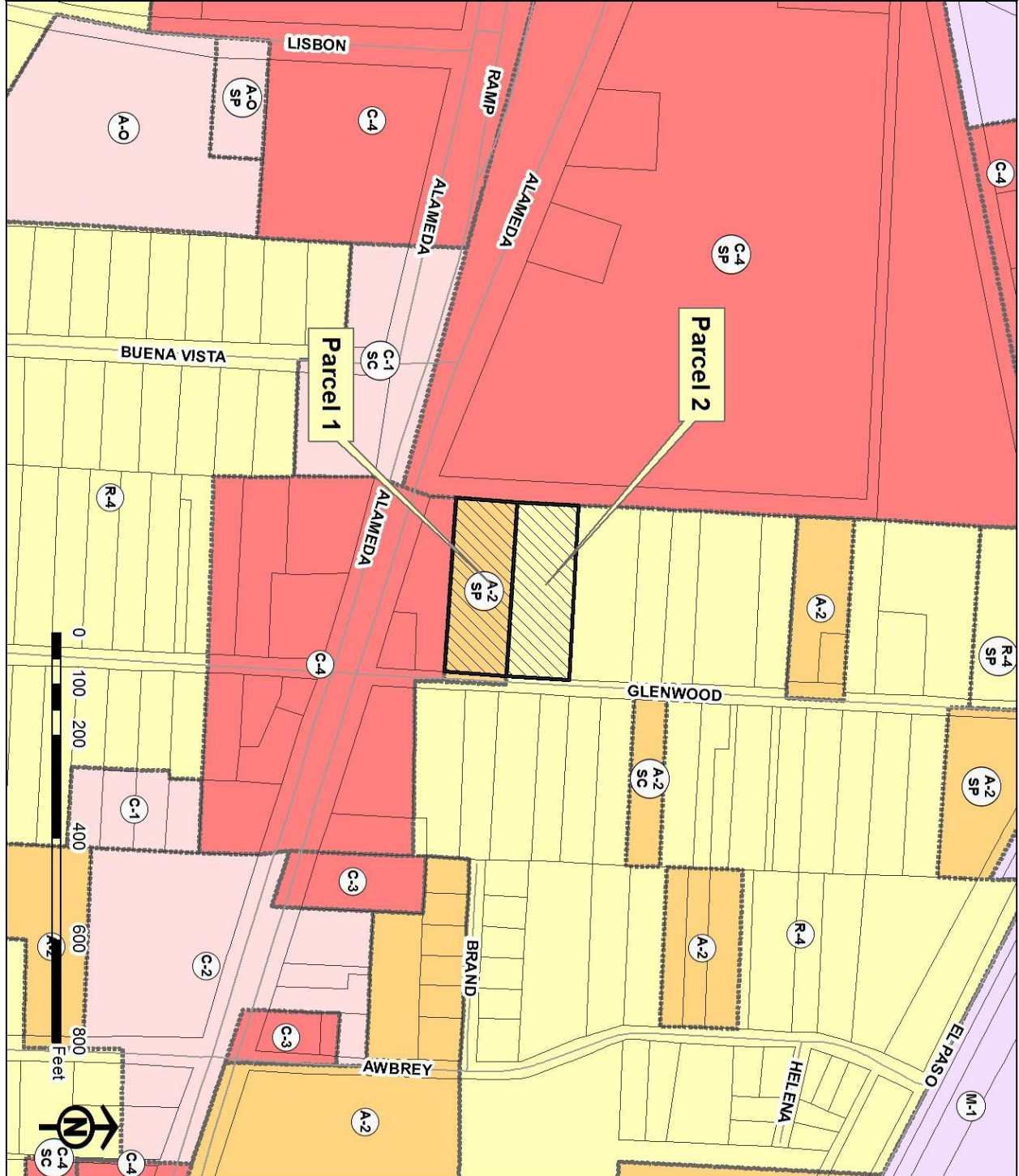
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan

Attachment 4: Master Zoning Plan Report

ATTACHMENT 1: ZONING MAP

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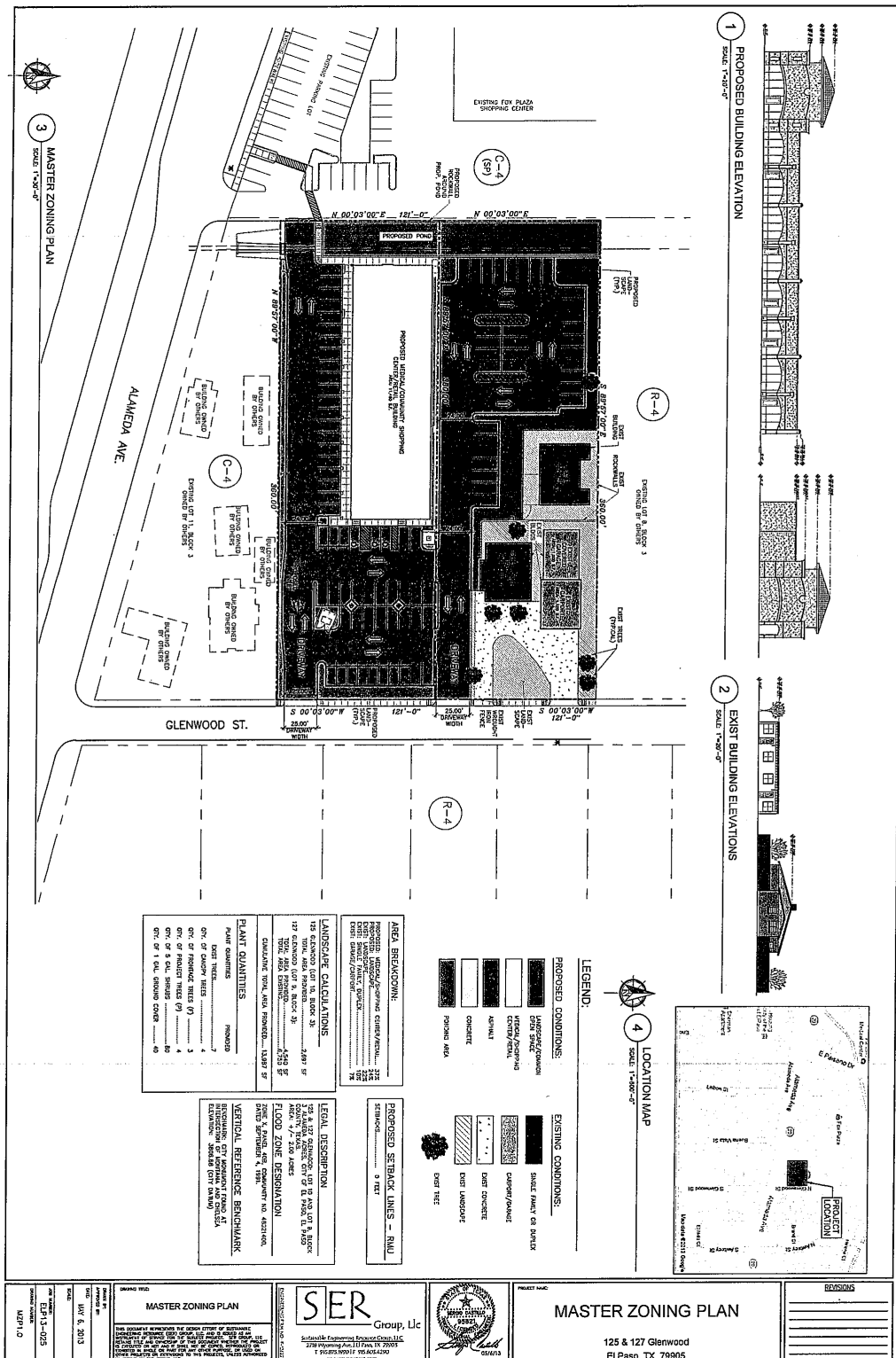


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: MASTER ZONING PLAN



ATTACHMENT 4: MASTER ZONING PLAN REPORT



MASTER ZONING PLAN

125 and 127 Glenwood Master Zoning Plan Report for a Residential Mixed Use District

INTRODUCTION

This Residential Mixed Use (RMU) development project will allow for existing and mixed residential housing types to integrate with a proposed medical office, retail, and community shopping center space. The lot where the residential housing types exist will be improved with landscape and new parking areas and the adjacent and currently vacant lot will be integrated with medical, retail and shopping center space that will enhance the character of the neighborhood.

PURPOSE AND OBJECTIVE

Per Title 20, Section 20.06.020.D.10: "The purpose of the RMU district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

This Master Zoning Plan meets the purpose of the RMU district. It will provide mixed residential uses in the form of duplex and single family housing that are compatible with the existing neighborhood and it will provide for commercial uses that are aesthetically pleasing and will beautify the neighborhood and serve the residents of the community and the surrounding neighborhood.

CHARACTERISTICS

This RMU development adheres to various uses and characteristics derived from Title 20.10.360.G.1-7. In terms of General Design Principles, this development will integrate a mix of existing housing types and densities with new commercial development in parity with existing neighborhoods, will provide for open space areas, will provide for a pedestrian-friendly neighborhood, and will be sufficient in size to accommodate the mixed-use concentration of uses.

The General Design Elements that this mixed-use development will incorporate include a variety of housing types such as single family and a duplex. In addition, it will create opportunities for shopping and services. The Architectural Objectives that this development achieves is that it will integrate the existing residential buildings with a new architecturally compatible commercial building and encourage pedestrian activity.

In terms of Roadway Design, this development will create for two new driveways fronting Glenwood St. for better accessibility. For parking, along with the existing garage and carport, this development will have sufficient on-site parking to serve the residential and planned commercial uses.

This development will have zero (0) setbacks. Moreover, although this type of development is not required to conform to the landscaping requirements for Title 18, the total landscapable area between

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existing landscape and proposed landscape for this development meets and exceeds the 15% required landscapable area.

CONFORMANCE WITH THE PLAN FOR EL PASO

This development conforms to various goals for The Plan For El Paso. The first goal that this development achieves is to integrate the existing residential housing with a new commercial development in the form of medical, retail and community shopping center which will serve the mixed use community needs and will complement and serve the neighborhood in general. The second goal that this development achieves is to encourage a wide range of commercial services that are compatible with the neighborhood's residential character. As mentioned above, this development will contribute with different services that range from medical to retail. The third goal that this development achieves is that it provides a wide range of housing from single family to a duplex in response to the different needs of all economic segments of the community. The fourth goal that this development achieves is to preserve, protect and enhance the integrity, economic vitality and livability of the city's neighborhood by providing a more urban setting that is pedestrian friendly and that brings economic opportunities. This, in turn, will enhance the quality of life for the RMU development and neighborhood.

PHASING

The residential units are already built in Lot 9. The first phase of construction is anticipated to take 1 1/2 years to complete. This will include a new building with at least two different uses and corresponding parking area, landscape, sidewalks and ponding area that will be located in Lot 10. The second phase of construction is anticipated to take 6 months to complete. This will include construction of parking area, landscape, sidewalks and ponding area within Lot 9. The second phase will integrate the development of both lots.

PERMISSIBLE USES:

3.00 Educational, institutional & social uses

Art gallery
Child care facility
Community recreation facility
Library
Lodge
Museum
Orphanage, shelter
Union hall
Youth organization (with/without living facility)

4.00 Office & research services

Automated Teller Machine (ATM)
Bank
Courier and message service
Credit union
Data processing center

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Employment agency
Financial Institution
Office, administrative & manager's
Office, business
Office, medical
Office, professional
School, arts & crafts
Studio, dance
Studio, music
Studio, photography
Telemarketing agency

6.00 Medical & related uses

Assisted living facility
Clinic
Convalescent home
Drug store
Hospital
Intermediate care facility
Medical lab
Medical treatment facility
Optical dispensary
Pharmacy
Rest Home
Sanitarium

9.00 Parking & Loading

Garage or lot, parking
On-site loading
On-site parking
Parking reduction
Parking spaces

10.00 Personal services

Barber shop
Beauty Salon
Dry cleaning shop
Household goods repair
Laundromat, laundry
Shoe repair shop

11.00 Recreation, amusement & entertainment

Athletic facility (indoor)
Community recreational facility
Exercise facility (indoor)
Golf course <75 acres (with/without restaurant & bar)
Open space- (common,public,private)
Park, playground
Racquetball club, indoor
Sauna, exercise room
Swimming pool (commercial)

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Tennis club, indoor

13.00 Residential

Apartment (5 or more units)
Bed & Breakfast
Boarding House
Boarding Home
Domestic garden
Domestic storage
Duplex (two family dwelling)
Guest, Employee Quarters
Home occupation uses
Industrialized home
Laundry room
Lodging House
Quadraplex
Rooming house
Single-family attached dwelling (atrium, patio, townhouse, condominium)
Single-family detached dwelling
Swimming pool, game court
Triplex
Accessory dwelling unit

14.00 Sales, retail & wholesale

Bakery
Book store
Boutique
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Flower shop, florist
Grocery
Ice cream parlor
Music store
Nursery, greenhouse
Other retail establishment (low-volume)
Package liquor store
Shopping Center, Community

15.00 Signs

On-premise advertising

16.00 Temporary uses

Mobile office-storage unit (related to construction operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Recycling collection facility (small)
Temporary events on public rights-of-way

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Tents (special events)
Yard sale

17.00 Towers & related structures

Amateur & CB radio stations
Personal Wireless Facility
PWSF, ground mounted
PWSF, roof mounted
Radio Broadcasting antenna
Radio receiving station (residential type)
Satellite receiving dish, antenna
Solar Conversion system
Television broadcasting antenna
Television receiving station (residential type)
Wind-driven electrical generator, pump

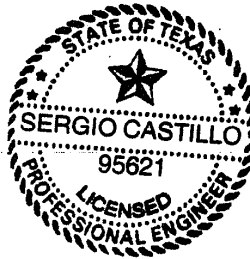
19.00 Utility & miscellaneous governmental facilities

Communication utility facility
Detention basin (public/private)
Governmental use, building
Minor utility facility
Public & private streets and ROW
Stormwater retention pond (public/private)
Utility storage yard
Water & wastewater facility

Prepared by:



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